



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY	A portion of Lots 1.01 through 1.09, Block 487, River Pointe at Long Branch, as shown on the Final Plat, filed for Record July 31, 2009, Case No. 308-24, in the Office of the County Clerk, Monmouth County, New Jersey The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 340307	
AFFECTED MAP PANEL	NUMBER: 34025C0203F	
	DATE: 9/25/2009	
FLOODING SOURCE: BRANCHPORT CREEK; MANHASSETT CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.327, -73.992 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1.01 - 1.09	487	River Pointe at Long Branch	Patten Avenue	Portion of Property	X (shaded)	9.9 feet	--	9.9 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at a point in the easterly line of Lot 1.09 in Block 487, said point being on the division line between Lot 1.09 and Lot 1.01 in Block 487, and said point being the following two courses from the right-of-way line of Patten Avenue (R.O.W, width varies) with its intersection of the division line between Lot 1.01 and Lot 8.01 in Block 487 (which is the same beginning point for the entire tract as described in Deed dated 2-20-2009 in Book OR- 8760 Pg 769); thence N84°44'00"E, a distance of 111.22 feet; thence N05°16'00"W, a distance of 7.40 feet; thence S71°37'33"W, a distance of 18.04 feet; thence S84°44'00"W, a distance of 33.90 feet; thence N05°16'00"W, a distance of 7.50 feet; thence N84°44'00"E, a distance of 18.44 feet; thence N41°47'28"W, a distance of 37.61 feet; thence along a non-tangent curve to the right having a radius of 25.0 feet, an arc length of 11.74 feet, being subtended by delta 26°54'22", chord bearing S60°35'42"W, and chord distance of 11.63 feet; thence N29°40'33"W, a distance of 43.06 feet to a point of curvature; thence along a curve to the left having a radius of 70.0 feet, an arc length of 41.16 feet, being subtended by delta 33°41'35", chord bearing N46°31'20"W, and chord distance of 40.57 feet to a point of reverse curvature; thence along a curve to the right having a radius of 5.0 feet, an arc length of 5.05 feet, being subtended by delta 57°48'21", chord bearing N37°27'57"W, and chord distance of 4.83 feet to a point of tangency; thence N5°29'22"W, a distance of 13.41 feet; thence N06°57'34"E, a distance of 21.80 feet; thence N14°56'15"E, a distance of 54.83 feet; thence N22°35'17"E, a distance of 40.80 feet; thence N22°35'17"E, a distance of 2.06 feet to a point; thence along a curve to the right having a radius of 25.0 feet, an arc length of 42.75 feet, being subtended by delta 97°58'53", chord bearing N71°34'43"E, and chord distance of 37.73 feet to a point of tangency; thence S59°25'50"E, a distance of 14.38 feet; thence S59°25'50"E, a distance of 25.06 feet; thence S59°25'50"E, a distance of 14.38 feet; thence S59°25'50"E, a distance of 6.17 feet; thence S47°29'13"E, a distance of 36.23 feet; thence S32°13'57"E, a distance of 47.92 feet; thence S45°48'21"E, a distance of 26.10 feet; thence S12°33'07"E, a distance of 20.20 feet; thence S14°05'30"E, a distance of 25.07 feet; thence S14°05'30"E, a distance of 21.07 feet; thence S5°43'53"E, a distance of 12.45 feet; thence S15°41'37"E, a distance of 3.85 feet; thence S71°37'33"W, a distance of 100.73 feet to the point or place of BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration